

Prepared By/Return To:

3/12/08 9:44:58  
BK 124 PG 708  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

# REALTY TITLE

3030 Forest Hill-Irene Rd, Suite 101  
Germantown, Tennessee 38138  
(901)260-0101  
(901)260-0104 (fax)

File No. 08110023

## SPECIAL POWER OF ATTORNEY FOR REAL ESTATE TRANSACTION

RE: Property Address: 6300 Sandbourne East, Olive Branch, MS 38654

KNOW ALL MEN BY THESE PRESENTS: That I, **Sam Nguyen**, have made, constituted, and appointed, and by these presents do make, constitute and appoint **John Nguyen**, my true and lawful attorney, for me and in my name, place, and stead, to bargain, contract for the purchase or sale, as the case may be, purchase, sell, mortgage, exchange, grant and convey to such person or persons, and for such sum or sums of money or other consideration or considerations as my said attorney in fact shall deem most for my advantage and profit, all that certain tract or parcel of land, lying and being known as the street address referenced above, and more particularly described as follows:

**Lot 333, Section F, Braybourne Subdivision, situated in Section 32, Township 1 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 77, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.**

I grant to said attorney in fact full power and authority to do, take and perform all acts and things whatsoever requisite, proper, or necessary to be done, in the exercise of any of the rights and powers herein granted, including, but not limited to, the following: to make all necessary notes, deeds, mortgages, deeds of trust, instruments and conveyances thereof, with such covenants, warranties, and assurances as my said attorney in fact shall deem expedient; to sign, seal, acknowledge, and deliver the same and any other documents necessary to effectuate the sale of said real property, including but not limited to contracts, settlement statements, title insurance forms, and mortgage lender required forms; to accept and receive the sum or sums of money or other consideration or considerations which shall be coming to me on account of said sale or mortgage and to do, execute, and perform all and every other act or acts, thing or things in law needful and necessary to be done in and about the premises, as fully, largely, and amply, to

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all intents and purposes, as I myself might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by my said attorney by virtue hereof.

All rights, powers, and authority of my attorney in fact granted herein shall commence and be in full force and effect on the date of execution hereof, and such rights, powers and authority shall remain in full force and effect thereafter until sixty (60) days from the date of execution hereof, or until I have filed a revocation of this Power of Attorney in the office of the public records in the county in which the subject land lies, whichever is sooner.

This power of attorney shall not be affected by my subsequent mental or physical disability or incapacity, or my subsequent death without my attorney in fact knowing. It is specifically executed with the intent that should I become physically or mentally disabled or incapacitated, or should I die without my attorney in fact knowing, this power of attorney shall remain in full force and effect and not be affected thereby, all in accordance with the provisions of Tennessee Code Annotated Sections 34-6-101 through 34-6-107, the Uniform Durable Power of Attorney Act (Acts of 1983, ch.299), or Mississippi Code Annotated Sections 87-3-101 through 87-3-113, the Uniform Durable Power of Attorney Act (Laws, 1994, ch.336, Sec 10), as applicable, or such statutes as hereinafter amended or modified.

3 / 6 / IN WITNESS WHEREOF, I have hereunto set my signature, on this 6 day of 2008.

\* Sam Nguyen  
Sam Nguyen

\* Please see attached California  
M. Purpose Acknowledgment  
effective 11/10/08.

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Sam Nguyen**, the within named bargainer(s), whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

# ACKNOWLEDGMENT

State of California

County of Los Angeles

On 3/6/08 before me, Muthiah Nachiappan, Notary Public, personally appeared SAM T NGUYEN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)



Signature Muthiah

OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

## Description of Attached Document

Title or Type of Document: SPECIM POWER OF ATTORNEY FOR REAL ESTATE TRANSACTIONS

Document Date: 3/6/08

Number of Pages: 2

Signer(s) Other Than Named Above: NONE

## Capacity(ies) Claimed by Signer

Signer's Name: SAM T. NGUYEN

- ☒ Individual  
☐ Corporate Officer – Title(s): \_\_\_\_\_  
☐ Partner – Limited General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: Self

